

**PUBLIC NOTICE  
CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW  
190 DYER STREET  
PROVIDENCE, RHODE ISLAND 02903-3902**

**JUNE 10, 2008**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, June 24, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**WILLIAM W. HOPKINS AND LINDA M. DANIELS: 489-491 Eaton Street, Lot 53 on the Tax Assessor's Plat 85 located in a Residential R-1 One Family Zone; to be relieved from Sections 201, 201.6, 201.7, 303-use code 12 and 304 in the proposed construction of a new dormer addition to the roof of this existing legal nonconforming two-family dwelling. The new dormer would increase the ceiling height at the third level in order to provide for a bedroom and bathroom. The applicant is requesting a use variance for the expansion of this nonconforming use within the R-1 district, and a dimensional variance from the overall building height restriction. The**

**lot in question contains approximately 5,157 square feet of land area.**

**WILLIAM & ELAINE SCAMPOLI: 11 & 15 Peckham Avenue, Lots 445 & 446 on the Tax Assessor's Plat 122 located in a Residential R-1 One-Family Zone; to be relieved from Sections 204.2, 304 and 416.4 in the proposed construction of a 28' x 30' one-family dwelling on lot 445 (11 Peckham Ave.) which contains 2,519 square feet of land area. The existing single-family dwelling on lot 446 (15 Peckham Ave.) containing 2,554 square feet of land area will remain unchanged. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 445. Further relief is sought from regulations governing front porches and front yard setbacks.**

**E & B REALTY: 10-16 Ames Street (aka 2 Ames St.), Lot 581 on the Tax Assessor's Plat 28 located in a Limited Commercial C-1 Zone; to be relieved from Sections 303-use code 14.2 and 426 in the proposed change in the use of the existing building from a service garage to live-work space low-intensity, three units. The applicant seeks a special use permit within the**

**C-1 district. The lot in question contains approximately 4,500 square feet of land area.**

**WAGNER PROPERTIES, LLC, OWNER AND NICKS ON BROADWAY, APPLICANT: 500-502 Broadway and 78 & 80 Tobey Street, Lots 3, 5 & 34 on the Tax Assessor's Plat 35 located in a Residential R-3 Three-Family Zone, Residential Professional R-P Zone and the Broadway Historic District; to be relieved from Sections 303-use code 57.1, 401.1, 425.2(A) and 704.2 pursuant to Section 200 in the proposed expansion of the existing restaurant (lot 3) into the vacant contiguous space within the existing building. Additionally, the applicant proposes to provide outdoor seating within the public right of way, and further proposes to pave all of lots 5 and 34 (78 & 80 Tobey St.) for parking to support the restaurant. The applicant is requesting a use variance for the expansion of this nonconforming use within the R-P district, outdoor uses, and a dimensional variance relating to regulations governing the paving limitation and planting strips for the proposed parking area. The lots in question together contain approximately 10,119 square feet of land area.**

**7:00 P.M.**

**JOHN O'DONNELL: 59 Halsey Street, (corner Congdon Street) Lot 194 on the Tax Assessor's Plat 9 located in a Residential R-1**

**One-Family Zone and the College Hill Historic District. The applicant is seeking relief from the Board to eliminate and remove that certain condition, as imposed by the Board pursuant to Section 903.7 of the Ordinance, and as contained in the Board's Resolution No. 8295, dated July 13, 1999, granting a change in the use of the existing building from a three-family to a four (4) family dwelling, and that said condition requiring that upon the sale of the Parcel, the property will revert to a three-family dwelling.**

**BRUCE M. SELYA & CYNTHIA SELYA: 224 George Street, Lot 279 on the Tax Assessor's Plat 13 located in a Residential R-1 One-Family Zone; to be relieved from Sections 202, 202.4 and 304 pursuant to Section 200 in the proposed construction of a 614 square foot second floor addition to the existing garage and a 898 square foot connecting structure between the existing garage and the existing single-family dwelling. The proposed second floor above the garage will contain a bathroom and recreation/exercise room. The proposed addition connecting the existing structures would be used for family storage. The applicant is requesting a dimensional variance and seeks relief from regulations governing expansion of a nonconforming building (by dimension), and regulations governing the side and rear yard setback requirements, and the lot coverage restriction. The lot in question contains approximately 13,174 square feet of land area.**

**PRI XIV, LP: 197 Fountain Street & 45 Greene Street (bounded by Broadway & LaSalle Square), Lots 116 and 436 on the Tax Assessor's**

**Plat 25 located in a Downtown D-1 Zone and the Downcity Overlay District. The applicant seeks the transitional use of the property as a surface parking lot and requests relief from Sections 502.2(D) and 502.2(E). The applicant is requesting relief from regulations governing landscaping. The lots in question contain approximately 43,441 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY**

**(401) 421-7740 EXT. 376**